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For Sale

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GV19 HTI

Park Road, Hampton Wick, KT1 4AS

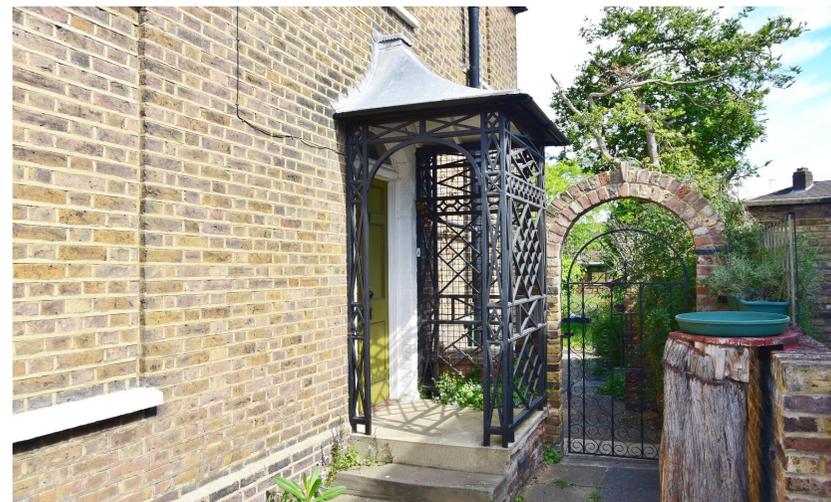
Semi Detached Georgian Family Home built around 1830. Originally called Oak Villa and located within the Hampton Wick Conservation area, this imposing property has off street parking for 2 cars, a 70ft rear garden and is situated less than 0.1 mile from Bushy Park, 0.2 miles from Hampton Wick village and train station and just 0.3 miles from Kingston upon Thames town centre.

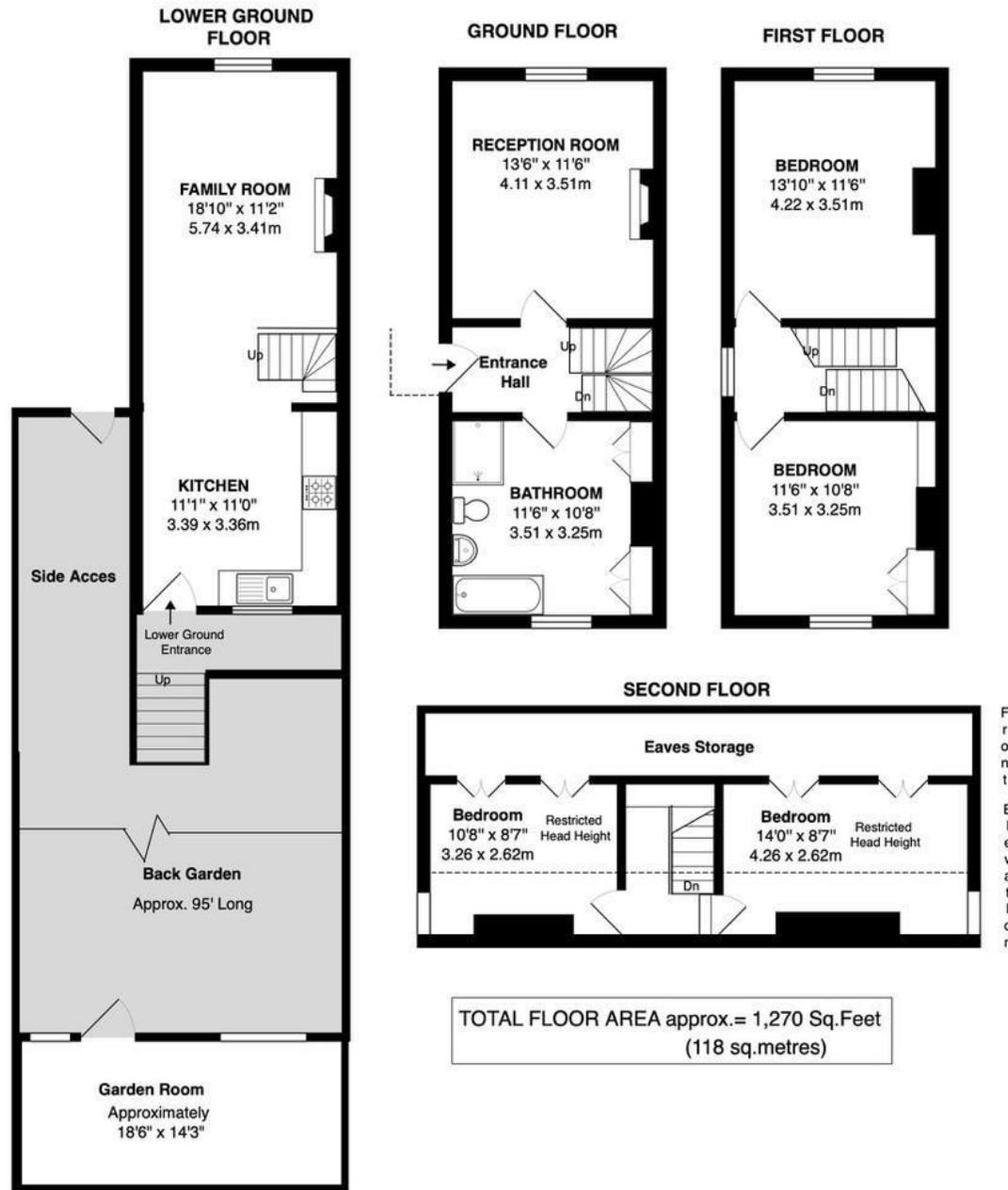
With no onward chain and in need of complete refurbishment/modernisation. Currently offering 1270 sq ft of living space over 4 floors with the original 2 room per floor layout, period features, single glazed windows and potential to extend at the side/rear and reconfigure the layout (subject to Planning Permission, Conservation area restrictions and Building Regulations).

Door at the side of the property opens into the ground floor hallway with access to the living room and the bathroom. Stairs lead down to the lower ground floor kitchen/family room and up to 4 bedrooms, the 2 on the second floor with limited head height and eaves storage. A door in the kitchen leads up steps to the garden with a patio area, lawn, mature planting, shed, brick built store room and secure gated side access.

Located 0.5 miles from Hampton Wick Infants and St John the Baptist Schools and 0.7 miles from Sacred Heart Primary and Teddington Secondary School/Sixth Form.
EPC Rating E

- Semi Detached Georgian Family Home
- In Need of Complete Refurbishment
- No Onward Chain
- Currently 1270 Sq Ft of Living Space over 4 Floors
- Off Street Parking and 70 Ft Garden
- Hampton Wick Conservation Area
- 0.2 Miles from Hampton Wick Station





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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

